

## WARRANTY DEED

89-0-49✓  
67-19

KNOW ALL MEN BY THESE PRESENTS, THAT I, James A. McBrady of  
Falmouth, County of Cumberland and State of Maine  
in consideration of One Dollar and other valuable consideration  
paid by Bizier Construction, Inc.

Whose mailing address is China Road RD3  
Winslow, Maine 04901

TRANSFER  
TAX  
PAID

the receipt whereof We hereby acknowledge, **GIVE, GRANT,**  
**006222**  
**BARGAIN, SELL AND CONVEY** unto the said Bizier Construction, Inc.  
its successors and assigns forever.

A certain lot or parcel of land in Waterville, County of  
Kennebec, and State of Maine, located on the intersection of  
Pleasant Hill Drive and Penny Lane bounded and described as  
follows:

Beginning at an iron pin marking the most Westerly point of Lot  
49; thence heading N 66 degrees 47' 00" E 139.63' (One Hundred  
Thirty-Nine and Sixty-Three Hundredths Feet) along Penny Lane  
right-of-way to an iron pin marking the most Northerly point of  
said Lot 49; thence heading S 26 degrees 59' 51" E 200.00' (Two  
Hundred and No One Hundredths Feet) along Lot 48 to an iron pin  
marking the most Easterly point of said Lot 49; thence heading S  
66 degrees 47' 00" E 156.22' (One Hundred Fifty-Six and Twenty-  
Two Hundredths Feet) along Lot 50 to an iron pin marking the most  
Southerly point of said Lot 49; thence heading along curved  
Pleasant Hill Drive right-of-way 123.18 (One Hundred Twenty-Three  
and Eighteen Hundredths Feet) to an iron pin marking the end of  
curve. Curve radius 250.00' (Two Hundred Fifty and No One  
Hundredths Feet) on property line. Thence heading N 09 degrees  
45' 58" W 54.54' (Fifty-Four and Fifty-Four One Hundredths Feet)  
along Pleasant Hill Drive right-of-way to beginning pin.

The above description meaning and intending to describe Lot 49 as  
per recorded subdivision plan dated June 22, 1977 in the Kennebec  
Registry of Deeds File Number D-76115 as revised in Plan recorded  
in Kennebec County Registry of Deeds File No. D-77074.

This conveyance is made subject to all restrictions and covenants  
of record including those required by an Order of the Maine  
Department of Environmental Protection, dated June 8, 1983,  
recorded in said Registry of Deeds in Book 2575, Page 93.

By acceptance of this deed, the Grantee agrees to pay all real  
estate taxes assessed by the City of Waterville on April 1, 1988  
and thereafter.

Mcbrady

TO HAVE AND TO HOLD the aforegranted and bargained premises, with the privileges and appurtenances thereof, to the said Bizier Construction, Inc. its successors and assigns, to them and their use and behoof forever

AND I do covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises, that it is free of all encumbrances except as aforesaid and that I have good right to sell and convey the same to the said Grantee to hold as aforesaid and that I and my heirs shall and will Warrant and Defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS THEREOF, I, James A. McBrady, the said Grantor, relinquish and convey all rights by demand and all other rights in the above described premises, have hereunto set my hand and seal the 12 day of the month of April, A.D. 1988

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF

George Davis  
WITNESS

James A. McBrady  
JAMES A. McBRADY  
April 12, 1988

STATE OF MAINE, County of Cumberland

Then personally appeared the above named James A. McBrady and acknowledged the foregoing instrument to be his free act and deed.

Before me,

George Davis

Notary Public/Attorney at Law

(Typed name of person taking acknowledgment)

GEORGE DAVIS



RECEIVED KENNEBEC SS.

1988 APR 12 PM 3:25

ATTEST: James A. McBrady  
REGISTER OF DEEDS